

County Muscatine Address 617-619 W. 3rd St. Site Number 70-01035
City Muscatine District Number 70-01005

Criteria Considerations

- A Owned by a religious institution or used for religious purposes.
- B Removed from its original location.
- C A birthplace or grave.
- D A cemetery
- E A reconstructed building, object, or structure.
- F A commemorative property.
- G Less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

31: Other – neighborhood development
02: Architecture

Significant Dates

Construction date 1905 check if circa or estimated date
Other dates _____

Significant Person

(Complete if National Register Criterion B is marked above)

Architect/Builder

Architect _____

Builder _____

Narrative Statement of Significance SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

9. Major Bibliographical References

Bibliography See continuation sheet for citations of the books, articles, and other sources used in preparing this form

10. Geographic Data

UTM References (OPTIONAL)

Zone	Easting	Northing	Zone	Easting	Northing
1	_____	_____	2	_____	_____
3	_____	_____	4	_____	_____

See continuation sheet for additional UTM references or comments

11. Form Prepared By

name/title Christine Conley, volunteer (R.L. McCarley, consultant)
organization Muscatine Historic Preservation Commission date January 5, 2006
street & number 215 Sycamore telephone 563-264-1550
city or town Muscatine state IA zip code 52761

ADDITIONAL DOCUMENTATION (Submit the following items with the completed form)

FOR ALL PROPERTIES

- Map:** showing the property's location in a town/city or township.
- Site plan:** showing position of buildings and structures on the site in relation to public road(s).
- Photographs:** representative black and white photos. If the photos are taken as part of a survey for which the Society is to be curator of the negatives or color slides, a photo/catalog sheet needs to be included with the negatives/slides and the following needs to be provided below on this particular inventory site:

Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____
Roll/slide sheet # _____ Frame/slot # _____ Date Taken _____

- See continuation sheet or attached **photo & slide catalog sheet** for list of photo roll or slide entries.
- Photos/illustrations without negatives are also in this site inventory file.

FOR CERTAIN KINDS OF PROPERTIES, INCLUDE THE FOLLOWING AS WELL

- Farmstead & District:** (List of structures and buildings, known or estimated year built, and contributing or non-contributing status)
- Barn:**
 - A sketch of the frame/truss configuration in the form of drawing a typical middle bent of the barn.
 - A photograph of the loft showing the frame configuration along one side.
 - A sketch floor plan of the interior space arrangements along with the barn's exterior dimensions in feet.

State Historic Preservation Office (SHPO) Use Only Below This Line

Concur with above survey opinion on National Register eligibility: Yes No More Research Recommended
 This is a locally designated property or part of a locally designated district.

Comments: _____

Evaluated by (name/title): _____ Date: _____

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7. Narrative Description

This is a two-story, four-bay, Queen Anne double house. The house sits on a brick foundation. The walls are frame, clad in vinyl siding. The combination roof is clad in asphalt shingles. The main hip roof has two front gables and in the center a gable-roof dormer. The gables and dormer all have vinyl sided fishscale decoration. The original house on the property was torn down so that these apartments could be built around 1905. It would appear that the multiple family dwelling was built around the turn of the century. There have been several modern updates to this house but it seems to have retained its overall integrity with the original plans. Most of the windows have vinyl replacement sashes, but some retain their original wood sashes.

A full porch stretches across the front (south) elevation of the house. It has four round columns to support the porch roof, which has a small gable with the fishscale shingles. There are two single-door entries that are on either side of center to split the house into a two family home. They appear to retain the original wood doors with a large glass window and original screen doors. A single sidelight on each door, positioned to the center of the house, has the top half in decorative leaded glass and the bottom four wood panels. Each half of this house is a mirror image of the other on this elevation. There is a two-story angled bay window that terminates into a gable on each end of this elevation. The window in the center section has a large center one-over-one-light double-hung wood window, possibly original, with the windows on each of the angled sides typical size one-over-one-light double-hung replacement windows. The same pattern is repeated on the second story. The center of the house on the second story has two one-over-one-light double-hung replacement windows. Each of the front gables projects slightly from the roof. Each of the gables has a small arched one-over-one-light double-hung window with a small rectangular single light fixed window attached on either side of the arch. The gable-roof center dormer, with the fishscale shingles on the dormer as well as the gable with a return, has two one-over-one-light double-hung replacement windows with vents in the bottom. The gable itself has a decorative fan shaped detail centered in it.

The east elevation has a belt course that extends all the way across the main section of the house dividing the first and second stories. The first story has a small rectangular single light fixed window placed toward the front of the house just below the belt course. The center section is slightly projected below the side gable. This section has two single one-over-one-light double-hung windows. Moving toward the rear, the last section on the main house has another set of two single one-over-one-light double-hung windows. Also a small, long and narrow one-over-one-light double-hung window and set of two one-over-one-light double-hung windows can be found on the first story toward the rear of the main part of the house. The second story has an identical layout of windows with the small single-light fixed window in the first section and the two sets of two single one-over-one-light double-hung windows all directly above the first story windows in the middle and rear sections of the main portion of the house. However, the second story then differs by having only one more window that is just like the other four beside it, a single one-over-one-light double-hung window centered above the last two windows on the rear of the main house. The side gable projects slightly from the center of this two-story elevation.

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There are fishscale shingles and in the top third of the gable is a flat cornice. There is a small rectangular single-light fixed window centered just below the cornice on the gable that is identical to the windows on the first and second stories. There is a one-story rear section with a gable-roof attached to the back section of this house. This elevation shows a single one-over-one-light double-hung window on this rear addition.

The west elevation is similar to the east, also divided into three sections on the main part of the house with the center section containing a mirror image of the slightly projected gable with a pent this section projects all the way down both stories and contains the two single one-over-one-light double-hung windows on each story. Also, a belt course divides the two stories is on this elevation as well. Toward the rear of the house there are some differences. First is that the main two-story section on the west elevation ends after the second set of single one-over-one-light double-hung windows. However there is a rear ell with a north facing porch that intersects with the west facing porch on this first story. The first story west-facing porch is a concrete pad with two steps up to a single entry six-paneled metal door with an aluminum storm door. The storm door's top half has a large window divided into twelve equal sections. The second story shows a small, rectangular single light fixed window up toward the top of the story just below a cornice. The one-story rear addition has a single one-over-one-light double-hung window directly opposite its mate on the east elevation.

The rear (north) elevation depicts two matching one-over-one-light double-hung windows on either side of this one-story gable-roof addition. There is a small, square vent in the gable. The second story of the main house has two single one-over-one-light double-hung windows, one directly below the rear facing gable and the other just to the right of it. There is another gable on this elevation, also with the fishscale shingles. This gable also has a cornice on the top third of the gable and a single light fixed window with a vent installed in the lower half of the window. The west-facing porch is also a concrete pad with two steps up to a single metal door entry with a transom and an aluminum storm door. The storm door's top half has a large window divided into twelve equal sections. All the way to left in the corner of the two porches facing the west is another single metal door entry with a large window in the top half. Between the two entries is a single one-over-one-light double-hung window and a matching window to the right of the other entry. The second story has two one-over-one-light double-hung windows. Another gable with fishscale shingles contains a one-over-one-light double-hung window with a vent in the bottom half of the window. This also has a cornice board on the top third of the gable with the window centered just below it.

The garage is not on the 1928 Sanborn map, but it does appear on the 1946 map. It is a single story, two-car garage with a hip roof clad in asphalt shingles. The west elevation shows a short concrete driveway that enters from Broadway with two single garage doors. The north elevation, which runs along the alley, has a single four light fixed window centered on this elevation. A matching window directly across from this one can be found on the south elevation. There is no window or pedestrian door on the east elevation.

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8. Narrative Statement of Significance

The Sawyer-Day Duplex does not appear to be individually eligible for the National Register of Historic Places under Criteria A, B, or C. However, it does appear to be a contributing building in a potential "West Hill" neighborhood historic district.

Sometime around the turn of the century this multi-family dwelling was built. The Sanborn maps indicate that it was a two-family in 1928 up through at least 1946. It is currently a four-family and the 1949 city directory seems to indicate that it was then remodeled to accommodate four families. The Day family, who are the first to be registered occupants in the 1907 city directory does not appear to be particularly significant in the history of Muscatine. Additionally, no significant events appear to be associated with this house. However, this Queen Anne-style duplex retains a high level of integrity and represents a period and type of neighborhood development that was uncommon around the turn of the 20th century. It is one of the few buildings in the area specifically constructed as a duplex and indicates the desire of developers and property owners to provide housing during this period of a housing shortage. During a period that many houses were broken down into separate units or partially rented out, this duplex was constructed by a family who lived in one half while renting out the other half, giving actual form to this trend. As one of the few neighborhood houses constructed as a duplex during this period, this house signals the beginning of that shift, which would go on to effect neighborhood development in the future. The new construction also qualifies the building under Criteria C. While the style of the building is modest and unassuming, the trend in construction that it represents sets it apart from other single-family homes in the area. Although the vinyl siding, replacement windows and rear addition detract from its architectural integrity, the basic footprint and features remain intact and accurately reflect its initial use and appearance. Thus, the Sawyer-Day House does appear to be individually eligible for the National Register of Historic Places under Criteria A and C

In addition, the Sawyer-Day Duplex does appear to be a contributing building in a potential "West Hill" neighborhood historic district. It does reflect the neighborhood development of the area and the need for rental property in the early 20th century. Though the house has been clad in vinyl siding, it retains some key features of the Queen Anne style. The house contributes historically and architecturally to this potential historic district.

From the 1874 bird's-eye map of Muscatine, the house at this corner is not the house that currently stands at this address. Alden B. Robbins purchased these premises from D.C. and Miranda H. Cloud on May 11, 1854 (Book N, pg 40). Reverend Alden Robbins owned the property (Lots 1 and 2) with the original house and is cited in the 1856 and 1859 city directories as residing at the northeast corner of 3rd and Broadway. By 1883-86, his address is listed as 615 W. 3rd Street, where he continues to reside until his death. Upon Robbins' death, his estate wills the property to John A. Robbins, Horace Robbins, Anna DeForest, Esther White, and Helen Robbins (book 22, pg 12). Helen Robbins then sold her interest to the remaining owners listed above on April 29, 1898 (Book 30, pg. 497). They in turn sold this property to Joseph R. Anson, single, on December 26, 1899 (book 32, pg 364). On January 25, 1902, Anson sold to Agnes L. St. John (book 35, pg 418). Agnes sold part of this property (South 85' of lot 1 + a strip of

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ground 5' width adjoining and then a side of the North line of the lot) to S.P. Sawyer on May 16, 1905 for \$1750 (book 38, pg 230). The existing building sits on this portion of the property.

The original Robbins house was torn down to build the apartments that now stand here. The 1928 Sanborn map, the first to include this block, indicates that it was only a two family home at that time. Sawyer, a widower, sold the south 85' of lot 1 to Jennie Sawyer Day on September 5, 1906 for \$1, though this was not recorded until May 11, 1911, after his death on March 23, 1911 (book 43, pg 351). The city directories do not list the address of 617-619 W 3rd St until 1907, and the 1902-03 directory and 1904 directory have no listing for 615 W. 3rd Street, which was the address for Robbins' house on Lot 1. It is possible that while S.P. Sawyer owned it in 1905/06, he built it and then gave the property to his daughter Jennie, who was married on October 11, 1905. Or, Lyle and Jennie Day may have built it after their received the property. However, since Sawyer also passed the home at 615 to a daughter upon his death, it is more likely that he built this duplex, and possibly the adjacent house. The 1907 city directory indicates that Lyle C., President of Hershey State Bank, and Jennie S. Day are the residents of both 617 and 619 W. 3rd Street. Agnes St. John sold the rest of the property (northerly 55' of lot 1) on July 5, 1912 to Jennie S. Day (book 45, pg 10). S.P. Sawyer also owned the neighboring 615 W. 3rd Street property from 1908-1911, renting it in 1910 before passing it onto daughter Clara Stein in 1911, upon his death. It is possible that he built both properties.

Lyle and Jennie continue to be listed as the residents of 619 from 1908 through the 1934 city directory. The 1910 census shows that Lyle and Jennie and their infant son Donald reside here along with Abby Wright, a domestic. The 1920 census indicates Lyle and Jennie Day and their 10-year old son, Donald Day, as the current residents of 619 W. 3rd St. Lyle is listed in the 1908 directory as a teller at the Hershey State Bank. Jennie is actually identified as Jean in the directory, and to add some confusion to the family relationships, Jennie is listed as the wife of Eb. P. Day, the undertaker. Eb's death around 1910 helped to sort out some of the confusion in the 1911 directory. Lyle Day was identified as the assistant cashier at the Hershey State Bank, while Jennie M. was listed as the widow of Eb. P. Day. Jennie was listed as Lyle's wife. Lyle apparently received another promotion prior to the 1913 directory, where he is recorded as the cashier for the Hershey State Bank. Jennie also continued to be listed with him. The same listing was in the 1916 directory. From the 1919 directory through the 1923-24 directory, Lyle was identified as the vice president and cashier of the Hershey State Bank. In the 1927 directory he had been named the bank's president. He continued to be identified as the president of the bank through the 1931 directory. The Hershey State Bank did not survive the stock market crash and subsequent bank holiday. Although the family was still recorded at 619 W. Third in the 1934 directory, no occupation was listed for Day. From the 1928 directory through the 1934 issue, Donald Day, student, is noted as a resident at this address. In the 1936-37 directory, Lyle Day is recorded at 1315 Smalley Avenue, still with no occupation listed; and Mrs. Jeannie S. Day is living at 112 Locust. Lyle Day died in 1945, while Jennie Day died in 1968.

The 617 address in the 1908 city directory indicates Mark Anson, a traveling agent for Roach and Musser Sash and Door Co., and Frances Anson as the residents. The 1907 city directory had listed the family at 615 W. 3rd Street, which may have actually been 617. It is unclear if an inhabitable house was

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at 615 in 1907. The 1910 census records show Mark and Frances Anson as well as their two sons William and John Anson as the residents of 617 W. 3rd Street. In 1911 the directory shows James L. and Ida Giesler and Edna Giesler as the residents of 617 W. 3rd Street. James, Ida, and Edna (daughter) continue to reside at this address until 1916. During the time James and his family were identified as residents of 617 W. Third, he was listed in the city directories as vice president of the German-American Savings Bank. He had actually been listed in earlier directories as the president of the bank, and after the family moved to 601 W. Third prior to 1919, he continued to be identified as the vice president of the bank located at 200 E. 2nd St. Giesler was also listed as the president of the Commerce Club in the 1911 and 1913 directories; and vice president of the Iowa Culvert and Sheet Metal Co. in the 1913 directory. These occupations all occurred while Giesler lived at 617 W. Third. However, his vice president's position at the bank preceded and followed his residency at the house. The 1920 census information indicates that Orren and wife Anna Drummond reside at 617 W. 3rd Street, along with his mother-in-law Helen Brooks and roomers Lillian Littig and Mildred Britcher. The 1923-24 directory indicates that Alexander, wire chief for NW telephone, and Cora Crow are the residents in 617. The 617 W 3rd St address is not listed in the 1927 city directory. In 1929, the directory reflects that Florence and Issac VanNice, employed by Muscatine National Farm Loan and Titus Loan, live at the 617 address until 1934. The city directory for 1936-37 has Walter Freeburn at 617 W 3rd St, he is listed as a resident in the 1938-39 directory as well.

Jennie S. Day sold this property to her son, Donald Day, on May 9, 1938 (book 90, pg 493). Donald, of Kern and Day Insurance, and his wife Ruth Day are listed in the 1938-39 city directory as the residents of 619 W 3rd Street. Joe T. and Ruth Nelson of Schauland and Nelson are listed at the 619 address in 1939. The city directory for 1940-41 and 1943 lists Donald and Ruth Day as owners and residents of 617 W. 3rd Street, while 619 is now occupied by Joseph F., salesman for Montgomery Ward, and wife Marie M. Hajicek in 1940-41. Thomas and Alice Hoxsey are the residents for 619 according to the 1943 directory.

Donald and Ruth Day sold the property located at 617-619 W. 3rd Street to Minerva Cochran on October 4, 1943 (Book 108; Page 44). Minerva Cochran then sold it to Robert C. and W.A. Drawbaugh on March 23, 1946 (book 117, pg 118). The 1946 city directory indicates that Lorus Hopewell, a fireman, is the owner and resident of 617 (although there is not a county record to indicate he is the owner) and David and Sylvia Gross of the Barton Shop are the residents of 619. It is on June 20, 1946 that the Drawbaughs sold this property to Earl Hinkley (book 118, pg 147.) It is on that same date of June 20, 1946 the property is recorded as being sold from Earl and Lavona Hinkley to W.A. and Mary M. Drawbaugh and Robert and Annabel Drawbaugh (book 118, pg 148-149).

The Sanborn map from 1946 indicates that it was only a two family home at that time. The 1949 city directory shows four families living here, which continues after this date. This directory indicates that Walter and Mary Drawbaugh and George (pipefitter for Alcoa) and Fern Curry are the residents of 617 W. 3rd and Ike (farmer) and Iris Lee and Frances J (salesman) and Pauline Weiss are the residents of 619 W. 3rd Street.

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On August 3, 1950 the Drawbaughs sold this property to Charles and Lois Bready (book 135, pg 233). The 1952 directory shows John Bready and Peter Campagna, employed by Wareco, are the residents of 617, and John Geridy (teacher) and Kenneth G. (clerk) and Lorraine Swift are the current residents of the 619 W. 3rd Street address. John Bready, a teacher, continues to reside at the 617 address until 1958. The 1954 city directory reflects that Jess H. Moore, secretary-treasurer of Muscatine Nat'l Farm and Loan Association, and wife Irene also reside at the 617 address. Glen Barrington, a vet, and George W. Olsen, a dispatcher for CRI railroad, and his wife Phyllis reside at the 619 address. In 1956 the directory lists John Hahn, bookkeeper for Hahn Bros., and wife Patricia to reside along with Bready on the 617 side of this house, while Barrington is the only resident indicated at 619.

On September 16, 1957, Lois Bready sells the house to John C. Bready. John Bready continues to be the owner of this property until his death in 1990. The 1958 city directory lists John Bready as well as Dan and Rita Elder as the residents of 617 W. 3rd St. Mike Brandt, employed by GPC as a superintendent, and his wife Mary Brandt are indicated to be residents of 619 W. 3rd St along with Gladys Kennedy, widow of Joseph. These four apartments do not change residents according to the 1959 city directory.

9. Major Bibliographical References

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Iowa Department of Cultural Affairs
 State Historical Society of Iowa
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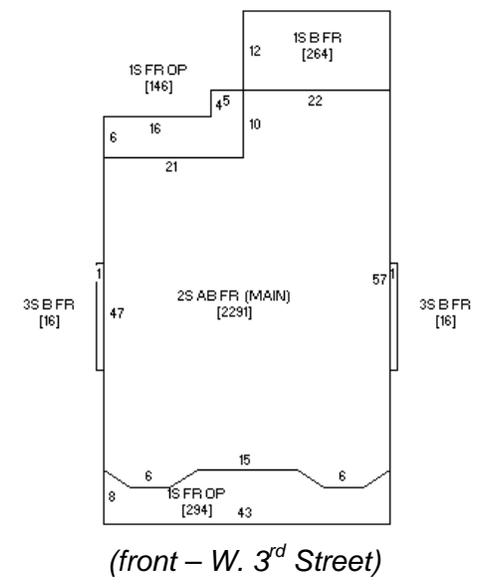
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Location Map



Plans of buildings on site (from assessor's office)



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Photograph of building (digital image)

